

# TENTATIVE SUBDIVISION MAP COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

## OWNERS/SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

### OWNER/SUBDIVIDER

SUGARBUSH LP

BY: BOB BOOKER  
P.O. BOX 231639  
ENCINITAS, CA 92023

## ENGINEER OF WORK:

**bha, inc.**  
land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE "L"  
CARLSBAD, CA 92008-4387  
(760) 931-8700



MICHAEL H. SMITH RCE 65090 EXP. 9-30-09 DATE

## AERIAL TOPOGRAPHY

FLOWN ON FEBRUARY 20, 2002 BY:

TOWNL  
5933 SEA LION PLACE, SUITE 100  
CARLSBAD, CA 92008

## EARTHWORK QUANTITIES

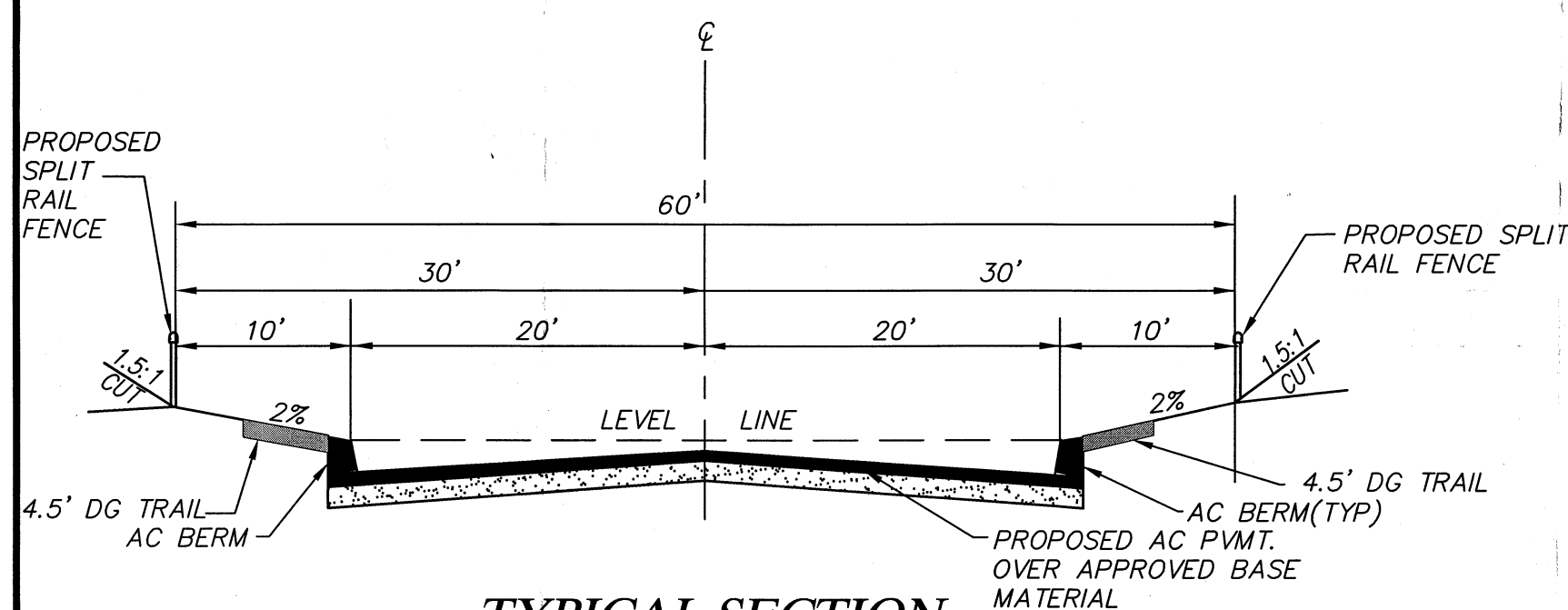
CUT: C.Y. ± 322,000  
FILL: C.Y. ± 322,000

## ASSESSOR'S PARCEL NUMBERS

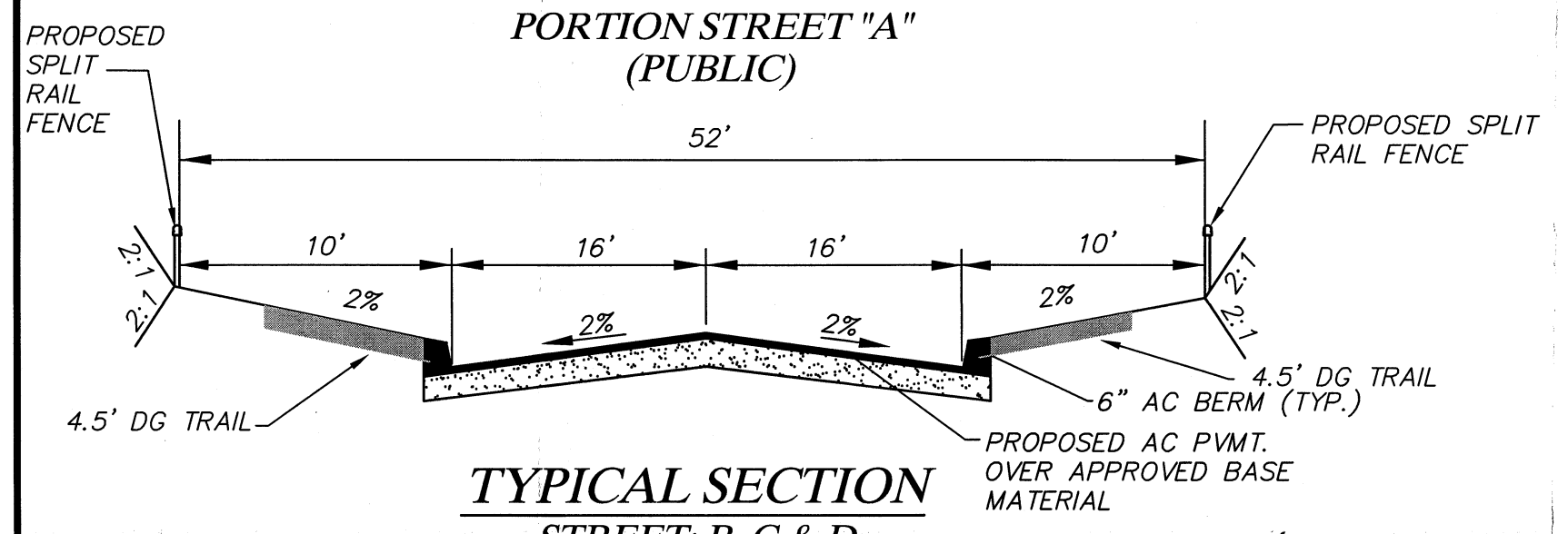
181-162-05, 15, & 16 TAX RATE AREA 96050, 96036  
181-170-33  
184-080-08

## LEGAL DESCRIPTION

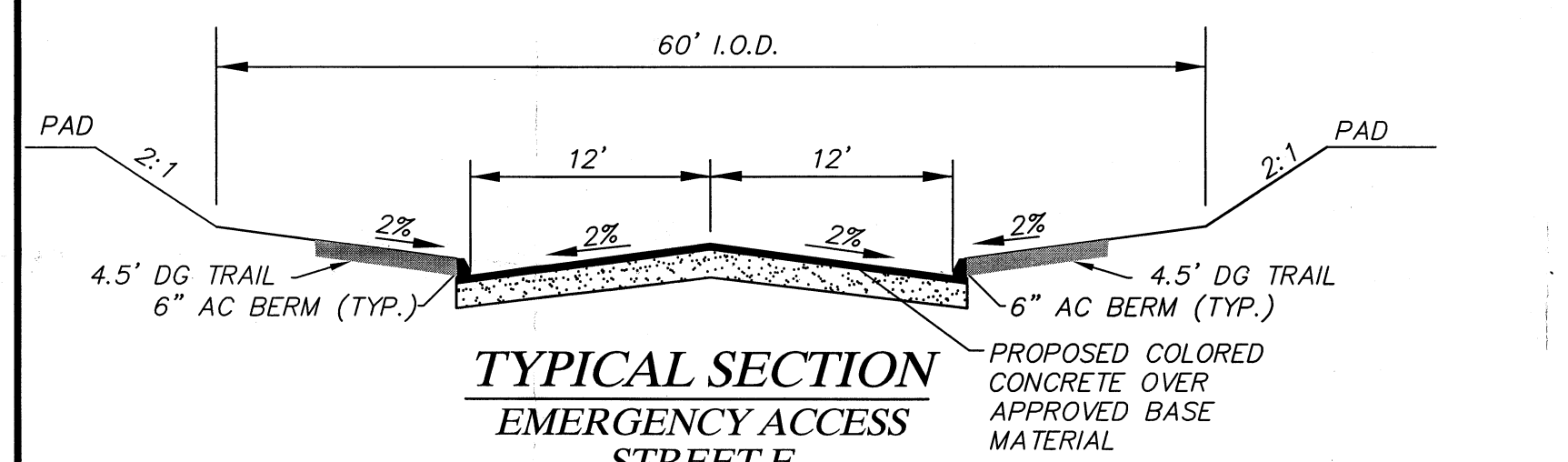
PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885.



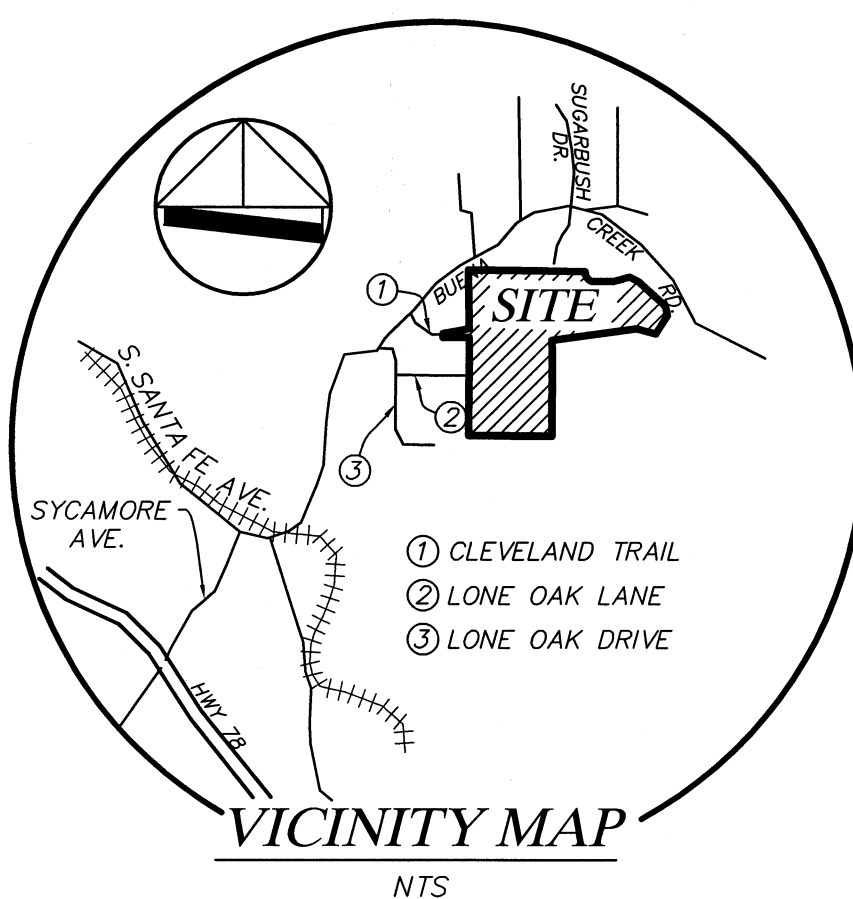
**TYPICAL SECTION  
SUGARBUSH DRIVE &  
PORTION STREET "A"  
(PUBLIC)**



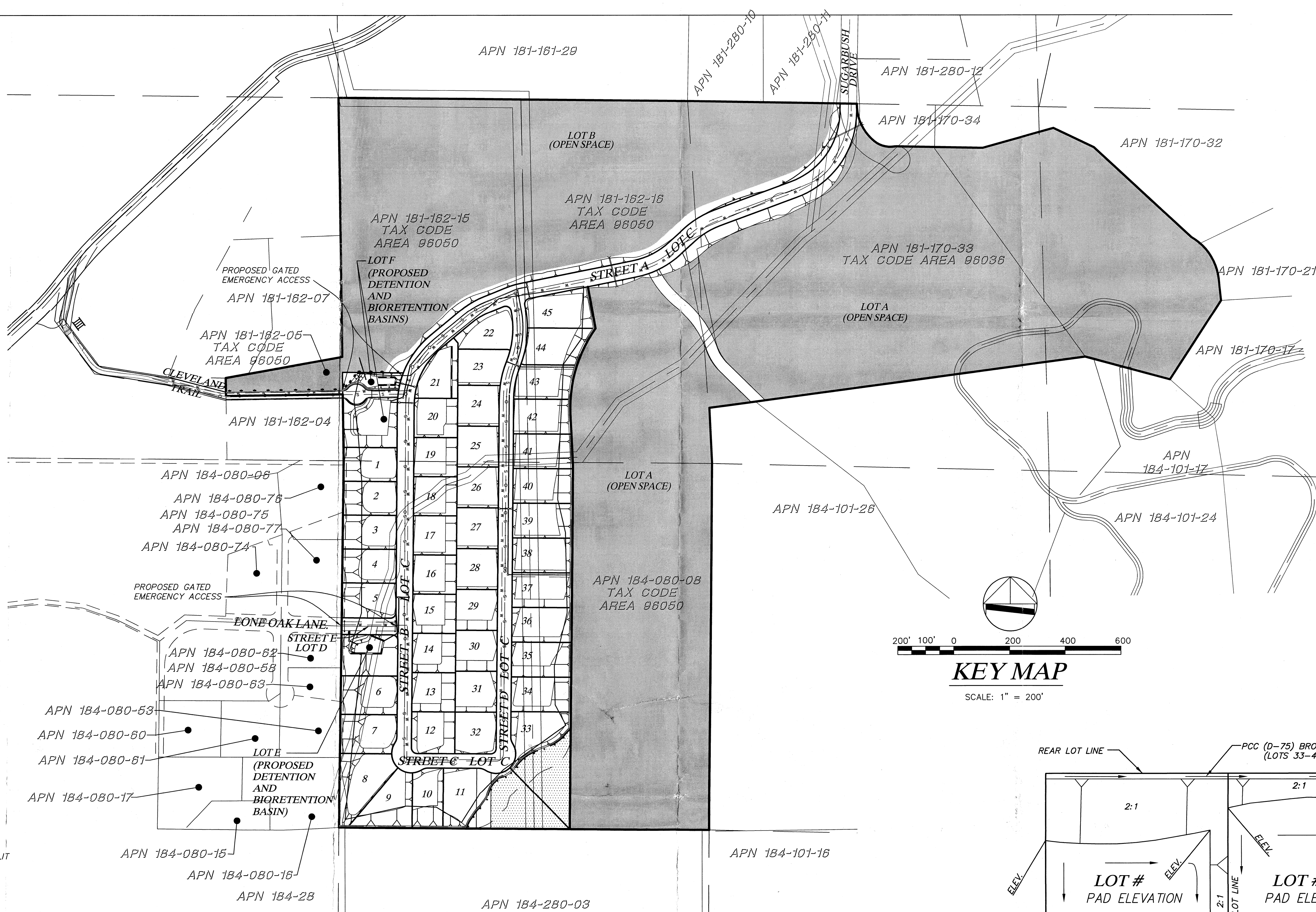
**TYPICAL SECTION  
STREET B, C & D  
(PUBLIC)**



**TYPICAL SECTION  
EMERGENCY ACCESS  
STREET E  
(PRIVATE)**

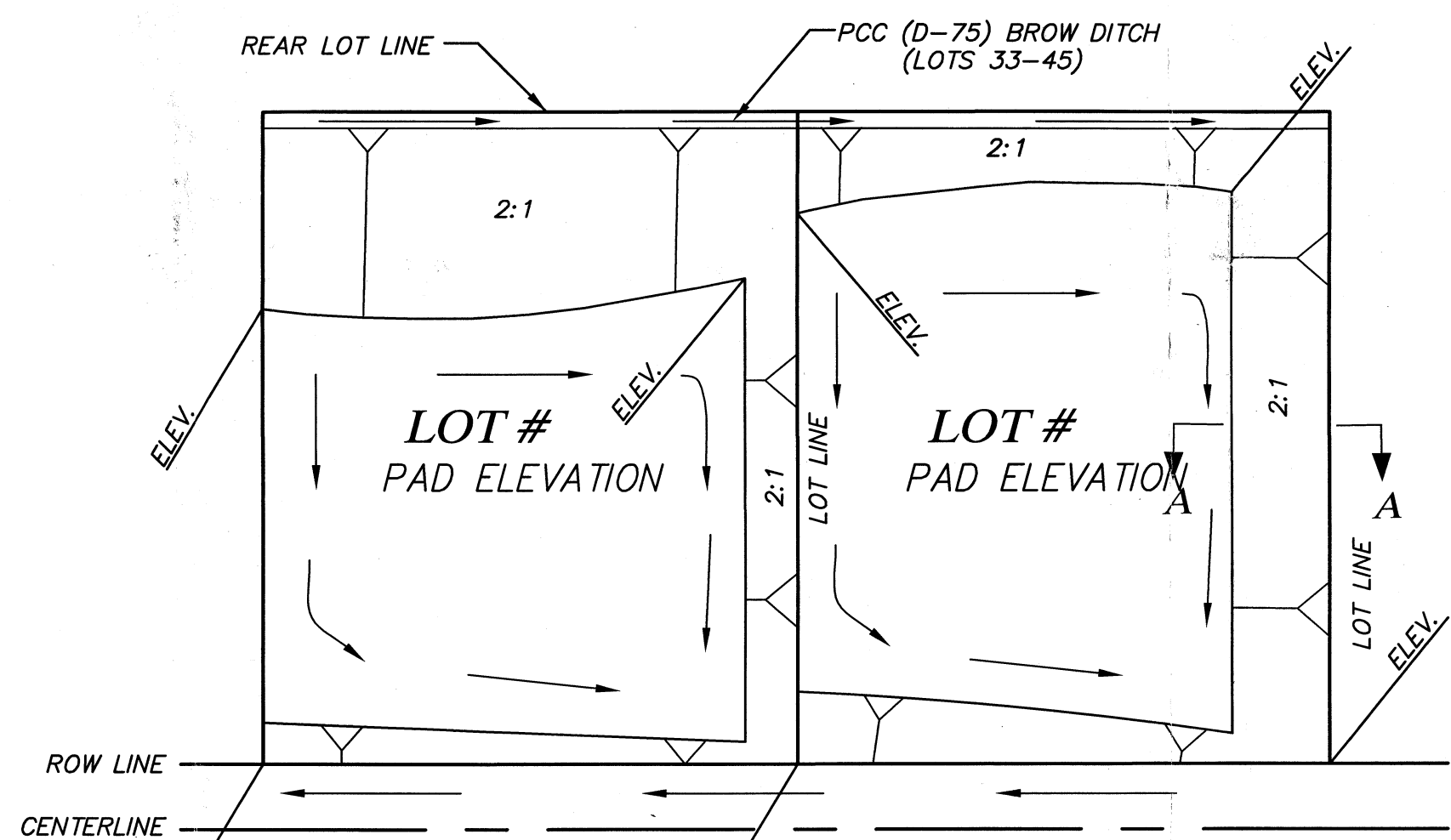


**VICINITY MAP**  
NTS

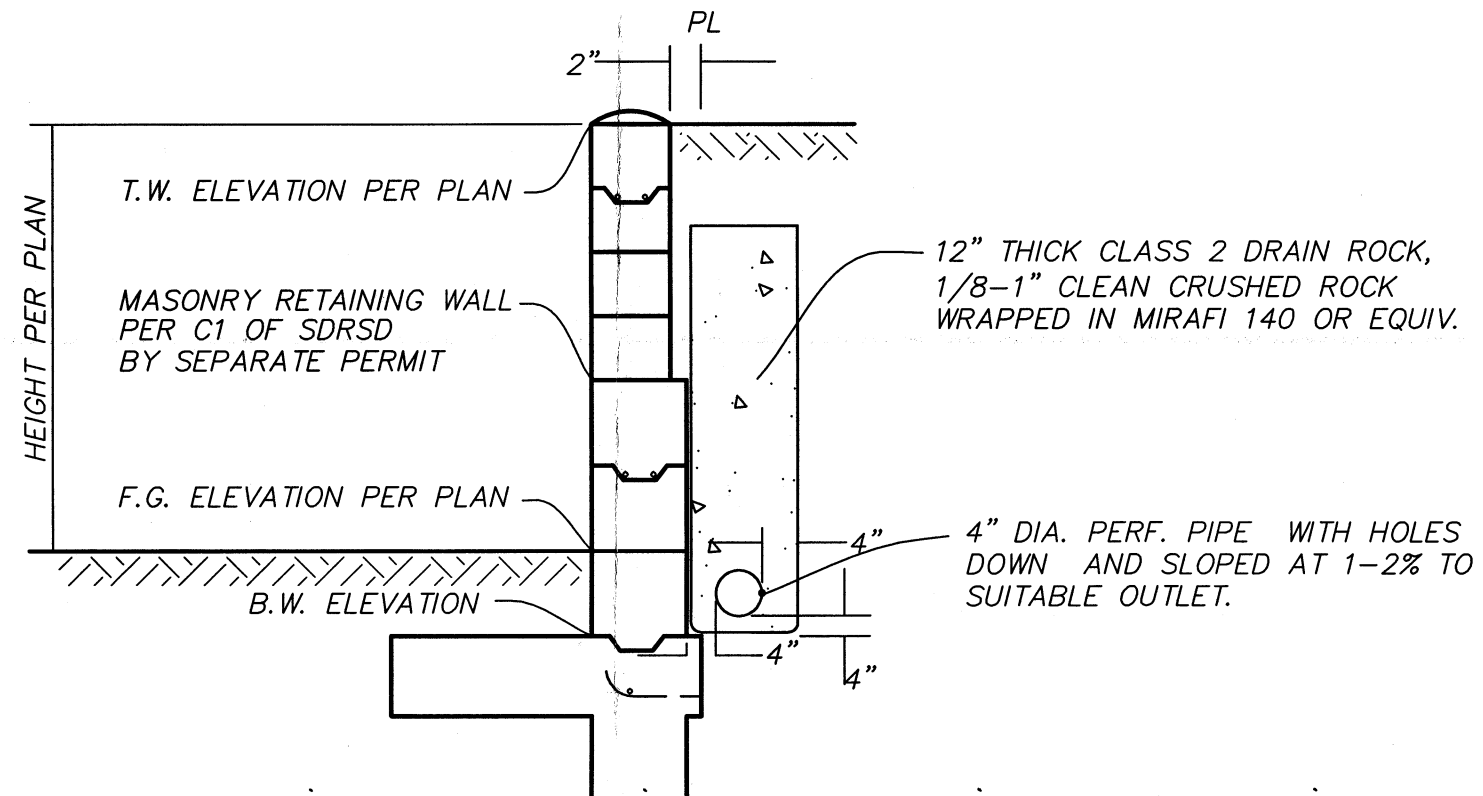
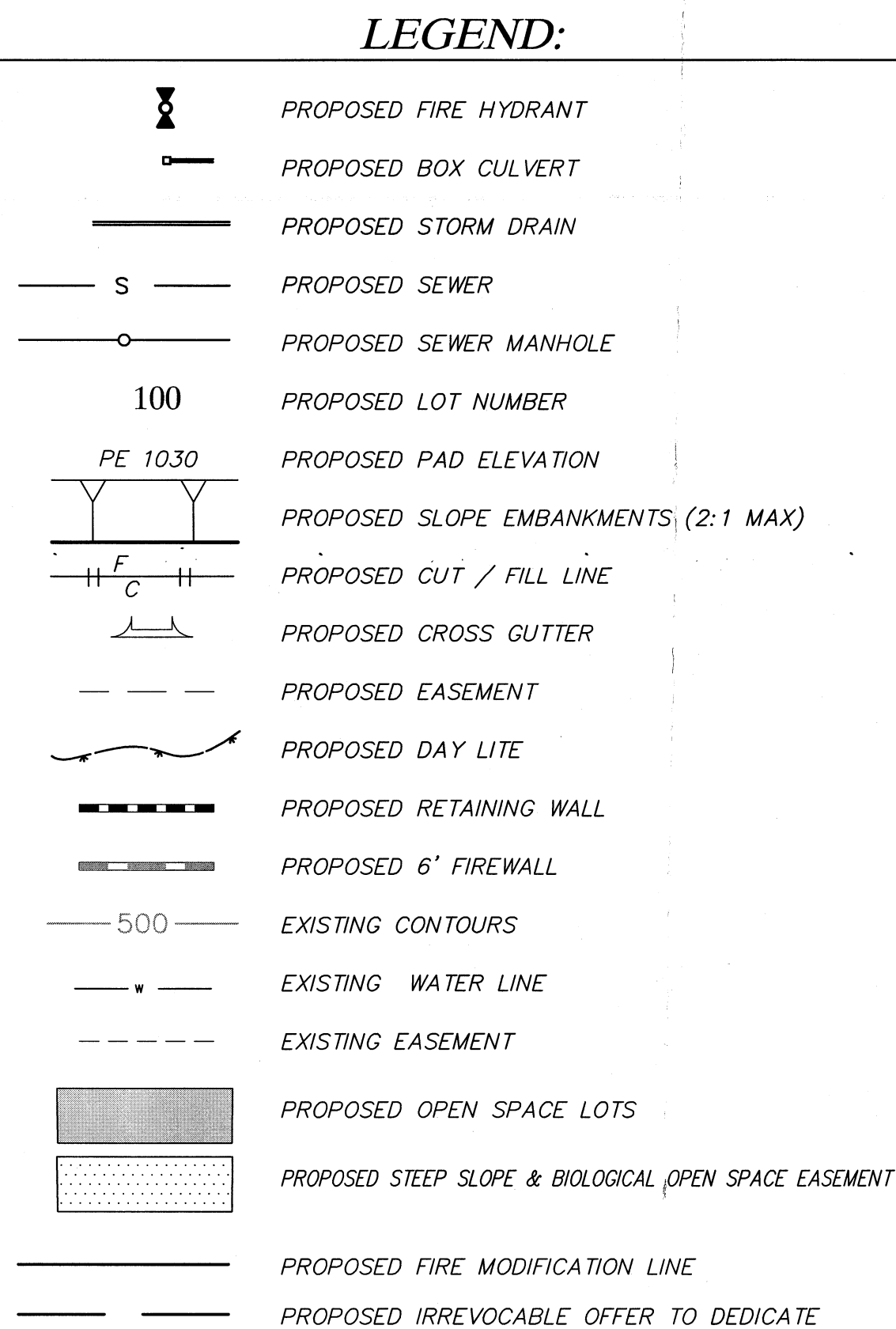


**KEY MAP**

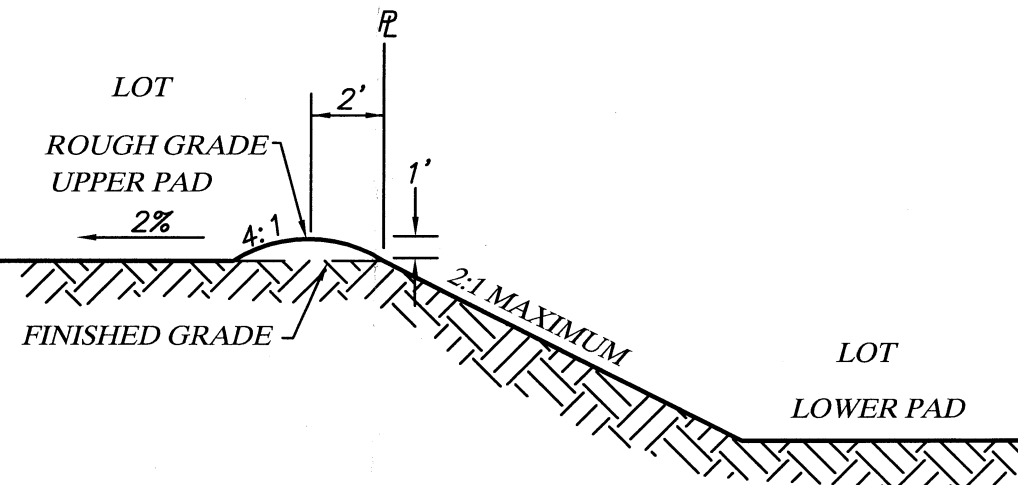
SCALE: 1" = 200'



**TYPICAL LOT GRADING - LOTS 1-45  
NOT TO SCALE**



**RETAINING WALL  
TYPICAL SECTION  
NTS**



**SECTION "A-A"  
TYPICAL TOP OF SLOPE GRADING  
NOT TO SCALE**

## GENERAL NOTES:

- ALL INTERNAL STREETS WILL BE PUBLIC STREETS.
- GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
- ZONING REQUIREMENTS:**

	EXISTING	PROPOSED
USE REGULATIONS:	A70	S88
NEIGHBORHOOD REGS	-	-
DENSITY	0.5	.39
LOT SIZE (AC)	2 ACRE	0.50 ACRE
BUILDING TYPE	C	-
MAX. FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	-	E
COVERAGE	-	-
SETBACK	C	(V)SEE SITE PLAN
OPEN SPACE	-	-
SPECIAL AREA REGS	-	-

**TOTAL LOTS AND AREA:**  
ACREAGE: 115.50 AC GROSS  
LOTS (RESIDENTIAL)-45 (PRIVATE STREETS)-1 (OPEN SPACE)-2 (BASIN)-2  
MIN. LOT SIZE: 0.50 ACRE (SPECIFIC PLAN)  
NO. OF DWELLING UNITS: 45 UNITS  
GENERAL PLAN DESIGNATION: ESTATE 17, 2 OR 4  
REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA  
COMMUNITY PLAN: NORTH COUNTY METRO UTILITIES:

**SEWER:** BUENA SANITATION DISTRICT  
**WATER:** VISTA IRRIGATION DISTRICT  
**SCHOOLS:** VISTA UNIFIED SCHOOL DISTRICT  
**FIRE:** VISTA FIRE PROTECTION DISTRICT  
**TELEPHONE:** SBC  
**GAS & ELECTRIC:** SAN DIEGO GAS & ELECTRIC CO.  
**STREET LIGHTING:** NO STREET LIGHTS ARE PROPOSED
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
- ALL SLOPES SHOWN ARE AT 2:1.
- STREET E AND CLEVELAND TRAIL WILL BE PRIVATE ROAD (GATED EMERGENCY ACCESS)
- ALL PRIVATE YARD FENCES TO BE 5' HIGH IRON FENCE WITH POWDER COAT FINISH IN BLACK OR DARK GREEN

## PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED. PARK FEES WILL BE PAID IN LIEU OF DEDICATION.

## SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

## SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (h) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

## ACCESS

ACCESS IS FROM SUGARBUSH DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD TO THE BOUNDARY OF THE SUBJECT PROPERTY. EMERGENCY ACCESS WILL BE CONNECTED AT CLEVELAND TRAIL A PRIVATE STREET.

## SPECIFIC PLAN

THIS TENTATIVE SUBDIVISION MAP IS PROPOSING A SPECIFIC PLAN IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE STATUTORY REQUIREMENTS FOR SPECIFIC PLANS.

## OPEN SPACE

LOT A = 51.19 AC. GROSS  
LOT B = 24.19 AC. GROSS

OPEN SPACE  
EASEMENT = 1.75

TOTAL OPEN SPACE 77.13

PERCENTAGE 67%

## HYDROLOGY NOTES

THIS PROJECT PROPOSES NO DIVERSION.

A HOA SHALL BE PROVIDED TO MAINTAIN THE PRIVATE STREET AND STORM DRAIN SYSTEMS.

## SHEET 1 OF 2

REVISIONS			
No.	Description	Approved by	Date
1	5-10-04 DRAFT CHANGES TO COUNTY LETTER #2 4-28-04		
2	5-25-04 DRAFT CHANGES TO COUNTY LETTER #3 5-10-04		
3	5-25-09 ELM. TRAIL, UNDO THE LINE & GRADE OF THE WESTERN SLOPE		

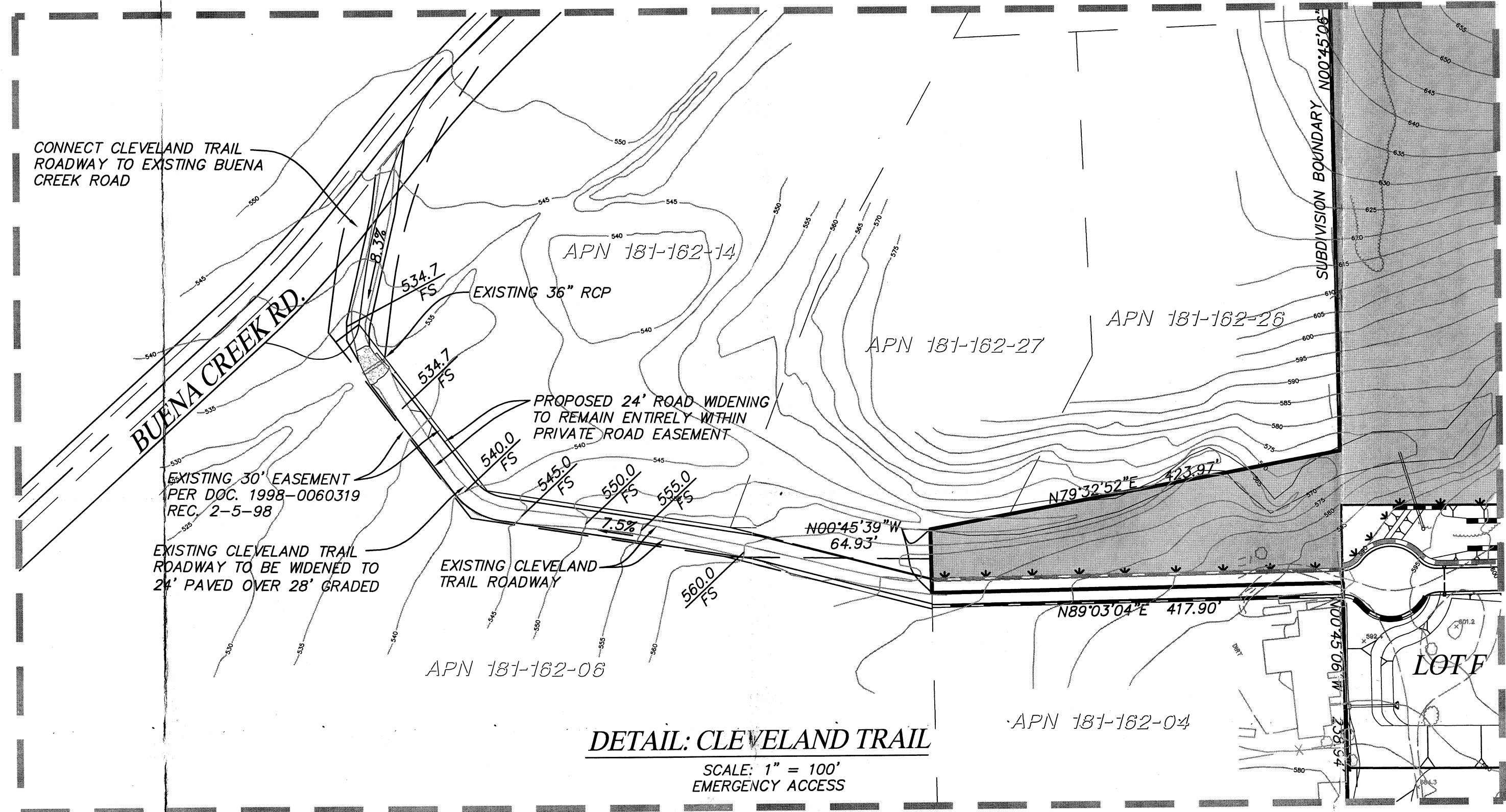
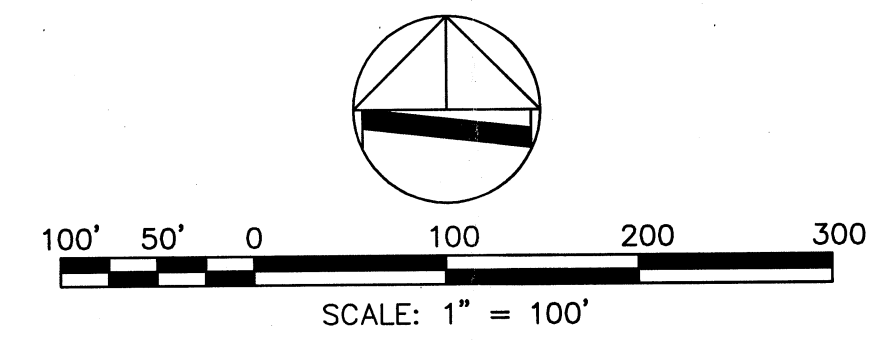
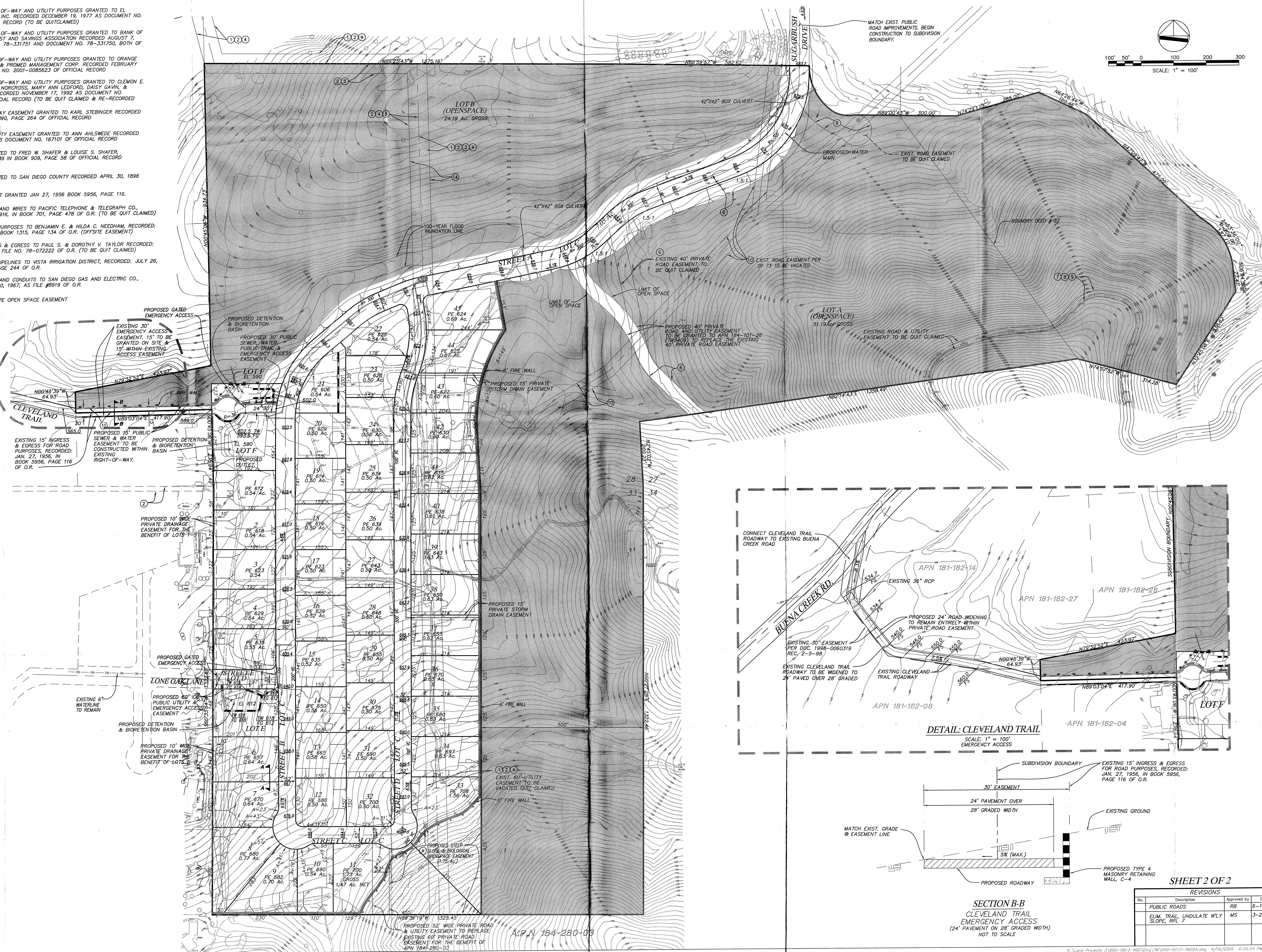


TENTATIVE SUBDIVISION MAP  
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

EASEMENT NOTES

- PER CHICAGO TITLE CO.  
PRELIMINARY TITLE REPORT ORDER #23066056-USD  
DATED 4-21-2005
- EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BUENA CREEK RANCH RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523297 OF OFFICIAL RECORD
  - EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO THE NEW HORIZONS RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-349073 OF OFFICIAL RECORD
  - EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO EL RANCHO DE LA PALMA, INC. RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523302 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
  - EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED AUGUST 7, 1978 AS DOCUMENT NO. 78-331751 AND DOCUMENT NO. 78-331750, BOTH OF OFFICIAL RECORD
  - EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO ORANGE COAST TITLE COMPANY & PROMED MANAGEMENT CORP. RECORDED FEBRUARY 14, 2001 AS DOCUMENT NO. 2001-0085623 OF OFFICIAL RECORD
  - EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO CLEMON E. NORCROSS & DOROTHY NORCROSS, MARY ANN LEDFORD, DAISY GAVIN & GAYLORD NORCROSS RECORDED NOVEMBER 17, 1992 AS DOCUMENT NO. 1992-0734590 OF OFFICIAL RECORD (TO BE QUIT CLAIMED & RE-RECORDED AS SHOWN HEREON)
  - ROAD AND RIGHT OF WAY EASEMENT GRANTED TO KARL STEININGER RECORDED APRIL 10, 1939 BOOK 890, PAGE 264 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
  - ROAD AND PUBLIC UTILITY EASEMENT GRANTED TO ANN AHLWIDE RECORDED SEPTEMBER 15, 1965 AS DOCUMENT NO. 167101 OF OFFICIAL RECORD (TO BE QUIT CLAIMED)
  - ROAD EASEMENT GRANTED TO FRED W. SHAFER & LOUISE S. SHAFER, RECORDED MAY 6, 1939 IN BOOK 909, PAGE 58 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
  - ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY RECORDED APRIL 30, 1896 IN BOOK 297, PG. 79
  - ROAD WATER EASEMENT GRANTED JAN 27, 1956 BOOK 5956, PAGE 116.
  - EASEMENT FOR POLES AND WIRES TO PACIFIC TELEPHONE & TELEGRAPH CO., RECORDED MARCH 9, 1916, IN BOOK 701, PAGE 478 OF O.R. (TO BE QUIT CLAIMED)
  - EASEMENT FOR ROAD PURPOSES TO BENJAMIN E. & HILDA C. NEEDHAM, RECORDED FEBRUARY 28, 1942, IN BOOK 1315, PAGE 134 OF O.R. (OFFSITE EASEMENT)
  - EASEMENT FOR INGRESS & EGRESS TO PAUL S. & DOROTHY V. TAYLOR RECORDED FEBRUARY 23, 1978, AS FILE NO. 78-022222 OF O.R. (TO BE QUIT CLAIMED)
  - EASEMENT FOR WATER PIPELINES TO VISTA IRRIGATION DISTRICT, RECORDED: JULY 26, 1939, IN BOOK 926, PAGE 244 OF O.R.
  - EASEMENT FOR POLES AND CONDUITS TO SAN DIEGO GAS AND ELECTRIC CO., RECORDED: JANUARY 20, 1967, AS FILE #8919 OF O.R.
  - PROPOSED STEEP SLOPE OPEN SPACE EASEMENT

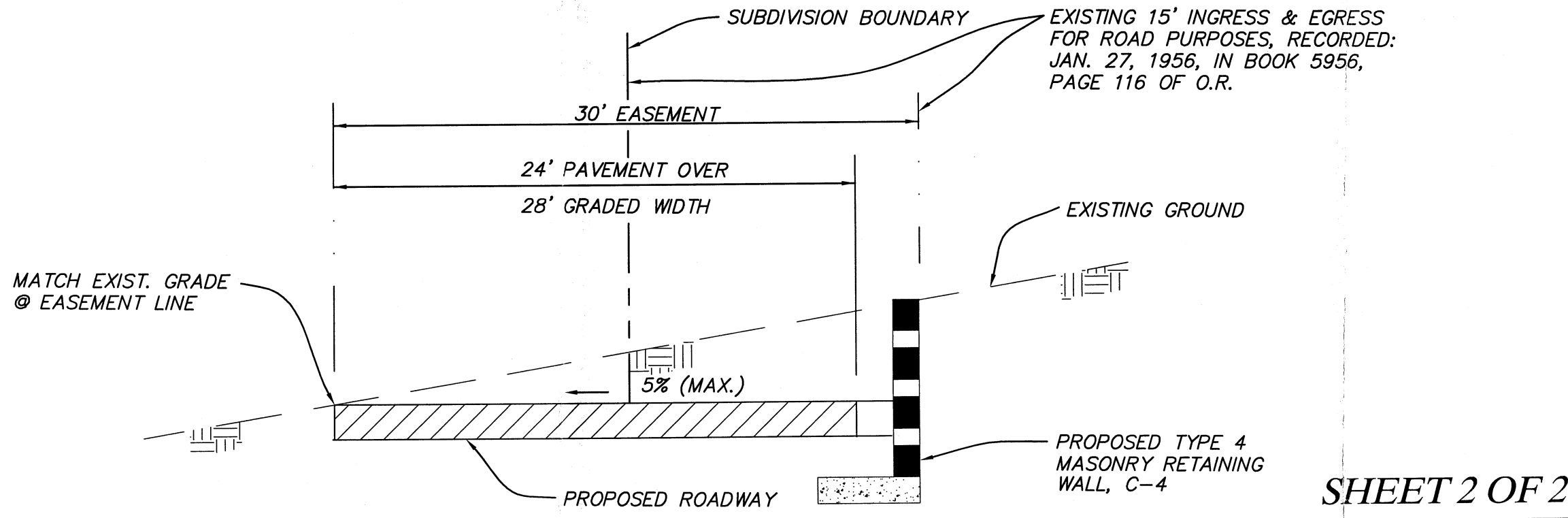
SEE DETAIL AT  
LOWER RIGHT



DETAIL: CLEVELAND TRAIL

SCALE: 1" = 100'

EMERGENCY ACCESS



SHEET 2 OF 2

REVISIONS			
No.	Description	Approved by	Date
1	PUBLIC ROADS	RB	6-11-04
2	ELIM. TRAIL UNDOULTE WLY SLOPE, RPL 7	MS	3-25-09